

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. DAVID KLASSEN
PROPOSAL NAME: BOUNDARY FARM SERVICE LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP
PROTECTION WAREHOUSE -
GRANULAR FERTILIZER
CLIENT FILE NO.: 4236:00

OVERVIEW:

On March 3, 1997, Manitoba Environment received a Proposal dated March 3, 1997, to construct and operate a crop protection products warehouse, a bulk granular fertilizer blending/storage, a petroleum products storage, and distribution facilities to be located on land leased from the Canadian Pacific Railway under lease No. CHMK 1450404 in the Village of Manitou. The proponent plans to place a 24' x 30' portable crop protection product warehouse on the property. There is a 40' x 96' granular fertilizer storage on site which will have paved loading areas added. In addition there is a 24' x 30' petroleum storage shed. The expected hours of operation will be from 8:00 a.m. to 4:30 p.m. with extensions during the spring and fall peak activity periods.

No public concerns were received in response to the advertisement of this proposal in the Manitou Western Cdn. published on March 18, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, and the South Central Regional Library (Morden). The proposal was distributed to TAC on March 11, 1997, with the closing date for TAC and Public comments on April 11, 1997.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency state that based on their staff survey, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required.

Natural Resources - Policy Coordination Branch has reviewed the proposal and state they have no concerns.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential impact on heritage resources.

Manitoba Highways & Transportation has reviewed the proposal and has no objection to the development as outlined in the information provided. They understand this is an existing facility with no plans for changes to access requirements.

Rural Development state the proposed warehouse in the Village of Manitou is zoned "MG" General Industrial. Bulk fuel, fertilizer and crop protection products warehouse requires a conditional use permit. They have no concerns provided permit is obtained from Council.

Health concerns are that there is adequate protection against fires and chemical spills and that the proponent develop an Emergency Response Plan.

Disposition

The concerns are addressed in the Draft licence.

Environmental Management Terrestrial Quality Management state that the soils appear to have relatively high permeability, so a clay layer should be added to prevent the downward movement of an contaminated liquids that may occur. They note that although the proponent claims there is 45 cm of clay present it would be preferable to have a thicker layer e.g. 1m. They also state the secondary containment should be diked and equipped with control culverts. Water Quality has no concerns regarding surface water quality.

Disposition

Additional information to include dike with culverts was provided by the proponent.

Environmental Operations state that the previous bulk petroleum depot at this location was decommissioned in 1995 but they have no record of a site investigation report or if petroleum contamination is present. They recommend an assessment be conducted prior to any construction on the site. They are concerned that the clay on site may not be sufficient for secondary containment. They also recommend that the site be bermed and fitted with control culverts. Some additional residents may be within 100 metres of the proposed warehouse.

Disposition

The proponent has now submitted the site investigation report. Concerns are addressed in the Draft licence.

PUBLIC HEARING:

- No public hearing will be conducted.

RECOMMENDATION:

TAC concerns are addressed in the draft licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 12, 13, 16, 17, 18, 19, and 23.

A draft Environment Act Licence is attached for the Director's consideration.

PREPARED BY:

K. W. Plews P.Ag
Manager
April 18, 1997

Telephone: (204) 945-7067
Fax: (204) 945-5229
E-mail Address: ken_plews@environment.gov.mb.ca